



# *CITY COUNCIL*

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## ***Public Works Committee***

***Monday, July 21 2008***  
***Meeting Report***

**Attendance;** D. Sterner, S. Fuhs

**Others Attending:** C. Jones, R. Hottenstein, D. Hoag, C. Younger V. Spencer,

The Public Works Committee meeting was called to order at 5:10 pm.

### **I. Orange and Cherry St Lot Update**

Mr. Jones stated that the environmental study required by HUD is underway. The first phase of the study should be completed by the end of the week. If the results show a second study phase is needed the intended park use may need to be reconsidered.

### **II. Penn Vest Funding for WWTP**

Mr. Hottenstein stated that the City Administration will be utilizing Penn Vest funding for the construction project for the Waste Water Treatment Plant (WWTP.) He stated that the project will be broken out into phases so the low interest Penn Vest funding can be utilized.

Mr. Sterner inquired if the Administration has scheduled meetings with Penn Vest to discuss the phased project. Mr. Jones replied that the refined cost estimates will be completed in two months. He explained the need to have refined costs prior to meeting with Penn Vest.

### **III. Storm Water Utility**

Mr. Jones stated that the City's consultant prepared an RFP to find a consultant to prepare the recommended fees. The consultant will review Reading properties and prepare a unit fee or flat fee based on the amount of the property's impervious surface. The firm hired will most likely be an engineering firm with experience in Waste Water and Storm Water.

Mr. Jones reported that the consultant does not foresee a problem as this approach has been utilized in other states. He noted that Reading would be the first city in Pennsylvania to begin this program. He explained that talking points will be prepared after the costs estimates are received. He added the need to draft talking points and prepare an educational brochure included with the RFP for the engineering firm.

Mr. Jones stated that Council will have the opportunity to review the cost analysis before it is presented for introduction. He stated that the study cost is estimated \$50 to \$100,00 and will be paid by the sewer enterprise fund. Revenues generated by the program will cover the cost of the study.

#### **IV. Storm Water Management Ordinance**

Ms. Hoag of storm water explained that the City has two water sheds Tulpehocken Creek and Schuylkill River. The proposed ordinance combines the two water sheds. She explained that water shed management is handled by the County where the majority of the asset is located. She stated that engineering is currently developing a map that will properly display the Tulpehocken Creek and Schuylkill River areas.

Ms. Hoag stated that the ordinance is required by the stated DEP. She explained the discharge into the public water ways and the various treatment requirements.

Ms. Hoag explained that the City hired a consultant to assist with the development of this Ordinance. She explained that the long two year process was needed due to the different review requirements for various development projects. She noted that the DEP is not providing any financial assistance to prepare to prepare these ordinances. Mr. Spencer noted that the City is dealing with another unfunded DEP mandate.

Ms. Hoag explained that the ordinance was developed through the consultant, Public Works staff, and legal staff over the past two years.

#### **V. Consolidation of Fleet Management with Reading School District**

Mr. Jones stated that the City is ready to begin servicing the School District's fleet. He stated that additional personnel will not be required and that the new facility can easily undertake the additional work load. He stated that the last hold up is caused by some union issues with Reading School District personnel.

#### **VI. Consent Decree Update**

Mr. Jones reported that no changes have been made to the timeline. The design phase is expected to be complete by spring 2009, with the project bid starting in the fall of 2009. This will allow a 3 year construction timeline.

Ms. Kelleher noted that the project and construction manager was to provide some oversight of the design phase. She also reminded all the need for value engineering to review the design by August or September of this year. Ms. Kelleher also reminded the group of the need to include Council in the RFP process.

Mr. Spencer noted that this project began at approximately the same time as the Angelica Environmental Park. He stated that a committee of citizens , environmentalist, and City Council was convened to assist with the process.

The Committee next discussed the steps involved in RFP review. Mr. Jones stated that after the initial review some firms are eliminated due to lack of experience. The remaining qualifying firms are interviewed followed by a recommendation to the body of Council.

After a discussion on the work load involved with reviewing the RFP's Mr. Spencer and Mr. Sterner committed to share the workload.

#### **VII. Bernhart's Dam**

Ms. Hoag explained that the DEP is insistent that Bernhart's Lake be drained to allow a thorough examination of the dam breast. She noted that repairs are expected. All present expressed concern that the draining of the lake will increase the accessibility of the highly contaminated areas of the park.

## **VIII. CIP Amendment**

Mr. Hottenstein reviewed the proposed amendment to the Capital Improvement Plan. He stated that its revision will reduce the number of capital projects which will allow the bond debt to be repaid sooner.

Ms. Kelleher noted that the project to make repairs to Council Chambers audio system, begin a paperless agenda program and provide streaming to the website has been eliminated. She asks the group to consider restoring the streaming component for Council Chambers and the Penn Room. She explained that Jim Conrad the City's emergency management supervisor also stressed the need for the streaming component as streaming will provide faster and more effective public education in the event of a severe emergency requiring evacuations, street closure, etc.

Mr. Sterner and Mr. Spencer noted the elimination of the security project. They suggested restoring this project. Mr. Hottenstein stated that running the system similar to that used by the County will cost approximately \$175,000 in personnel alone. He explained that the Security Assessment was completed in 2007.

Mr. Fuhs noted the amount of money expended for repairs to First Energy Stadium. He questioned the sense in spending the money to maintain an aging facility when a newer model can be constructed down town. He inquired how much revenue the City realizes in rent payments from the Reading Phillies. Mr. Hottenstein stated that the Reading Phillies organization only pays \$22,000 per season.

Ms. Kelleher explained that back in the late 90's the agreement with the Reading Phillies was renegotiated with the assistance of Andrew Giorgione Esq. Prior to the renegotiation the City received a small portion of the beer revenue only. Under the old agreement the City paid all utilities for the stadium both on and off season, and was required to make all capital repairs and perform maintenance. She noted that an addition to the General Maintenance such as grass cutting the Reading Phillies were insistent upon having other maintenance issues such as: painting, cleaning, and landscaping performed on a regular basis. The new agreement shifts all utility payments including water over to the Reading Phillies and defines the maintenance and capital responsibilities of each party. She stated that although the agreement is not perfect it is an improvement over the previous agreement.

Mr. Fuhs questioned when the existing agreement expires. Ms. Kelleher replied that the agreement was extended against recommendations by Council Staff and Attorney Giorgione by the Eppihimer Administration. The agreement does not expire until around 2020.

Mr. Fuhs suggested that the Administration reopen negotiations with the Reading Phillies.

## **IX. Purchase of Fleet Management Software**

Mr. Jones stated that the purchase of new Fleet Management Software was negated by the discovery that the City already has such software in the Hansen Program. He stated the City will need to obtain a consultant to address the work flow. After the work flow is addressed the City will need to enter data to provide the necessary historical background. This is not expected to be completed until 2009.

## **X. Library Repairs**

Mr. Hottenstein distributed a list of repairs for the main and branch libraries. The list was initially compiled by the Library Facilities Committee. Mr. Hottenstein explained that the delay of the main branch repairs was caused by the need for Honeywell to complete roof and lighting repairs before improvements to the interior can be completed.

#### **XI. Antietam Master Plan**

Mr. Jones stated that he attended the Master Plan meeting held by the County Commissioners. He stated that there was just general discussion about the Commissioners intent to make park improvements to the Antietam parcel.

Ms. Kelleher inquired if Rotary Park was included in the transfer of the Antietam parcel or the Earl Estate parcel. Mr. Jones replied that Rotary Park was not included in any transfer of assets to the County.

*Respectfully submitted by Linda Kelleher, City Clerk*